

# Town & Country

Estate & Letting Agents



High Street, Weston Rhyn, SY10 7RP

Offers In The Region Of £399,999

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this truly wonderful detached bungalow enjoying a non estate location, private enclosed gardens and immaculate presentation throughout. This **SPACIOUS FOUR BEDROOM DETACHED BUNGALOW** is situated in the popular village location of Weston Rhyn. The accommodation comprises - Kitchen/Dining Room, Lounge, Utility Room, Four Bedrooms Master En-Suite and Bathroom. The front of the property has a gated driveway which provides ample off-road parking for family vehicles whilst the private gardens are a lovely place to sit and relax. All amenities are close at hand along with good road links to larger towns and cities.

## Directions



From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and continue until you reach the mini roundabout. Turn right onto High Street where the property will be found on the right hand side.

## Accommodation Comprises

### Entrance Hall



The bright, spacious hallway has wood flooring, radiator, a part glazed door to the front, doors leading to the reception rooms and bedrooms. Loft access via hatch. The loft is boarded to provide extra storage space.

## Kitchen/Dining Room 13'9" x 11'1" (4.20m x 3.40m)



The good sized, well appointed kitchen is a great space for those who like to cook and entertain having a good range of base and wall kitchen units in light contemporary grey colour with complimentary work surfaces over, stainless steel 1½ bowl sink with drainer and mixer tap, eye level electric double oven, gas hob, tiled flooring, part tiled walls, American fridge/freezer and dishwasher (included in the sale), window to the rear, spot lighting, radiator, wall mounted gas boiler and a door leading to the utility room.

### Additional Photograph



**Lounge 18'6" x 11'1" (5.65m x 3.40m)**



The generous, bright lounge is fitted with wood flooring, a central feature wood burning stove with slate hearth, radiator, coved ceiling and French doors leading out to the covered patio ideal for entertaining throughout the year.

**Log Burner**



**Utility Room 7'2" x 5'10" (2.20m x 1.80m)**

The utility is fitted with base and wall units with work surfaces over, sink with drainer and a mixer tap over, plumbing for a washing machine, tiled flooring, part tiled walls, extractor fan and door and window to the rear garden.

**Bedroom One 13'1" x 11'1" (4.00m x 3.40m)**



The first large double bedroom has a bow window to the front with beautiful made to measure shutters, a built-in double wardrobe with shelves and hanging rail, fitted bedroom units with rails and hanging space in a modern grey finish, radiator and a door leading to the en-suite.

**Additional Photograph**



### En-Suite



The recently remodelled, beautiful modern en suite has tiled flooring, tiled walls, wash hand basin on a modern vanity unit with a mixer tap over, WC on a vanity unit with fitted storage cupboards over, spotlighting, extractor fan, radiator and a double shower cubicle with fitted power shower.

### Additional Photograph



### Bedroom Three 10'9" x 8'10" (3.30m x 2.70m)



A second double bedroom having a window to the front with made to measure fitted shutters and a radiator. Included in the sale is a four door wardrobe and two bedside tables.

### Bedroom Four/Study 10'9" x 6'6" (3.30m x 2.00m)



Currently being used as study/ home gym, this versatile bedroom has a window to the front with made to measure fitted shutters, wooden flooring and a radiator.

### Bedroom Two 14'1" x 8'10" (4.30m x 2.70m)



The third double bedroom is another great size having a bow window to the front with the beautiful shutters, wooden flooring, built in storage cupboard and a radiator.

### Bathroom 6'2" x 5'1" (1.90m x 1.55m)



The modern, well appointed family bathroom has a panelled bath with an electric Bristain shower over and a glass screen, wash hand basin and WC. Radiator, extractor fan and tiled flooring and walls.

### Front of Property



The property is approached from the lane through a farm style gate onto a sweeping driveway which provides ample parking for several family vehicles. The front gardens have been landscaped and mainly lawned with raised flower borders and planting. A paved pathway runs either side of the property with a pathway leading up to the front door. The property is enclosed by fencing giving a real feel of privacy with attractive downlighters providing lighting at night.

### Rear Garden



The private rear garden has a patio with a good sized covered pergola ideal for entertaining and al fresco dining all year round as the garden is a real sun trap. The gardens are, lawned with shrubbed and flower borders. With two wooden garden sheds, additional patio and outdoor lighting.

### Additional Photograph



### The Patio



Catching the afternoon/early evening sunshine, the rear patio provides a great space for outdoor dining and entertaining.

### The Side of the Property



The side garden provides further lawned area along with a pedestrian gate to the road. To the far side of the property there is also a further gated covered

storage area ideal for bikes, log storage and garden machinery/ tools.

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

### Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Town and Country

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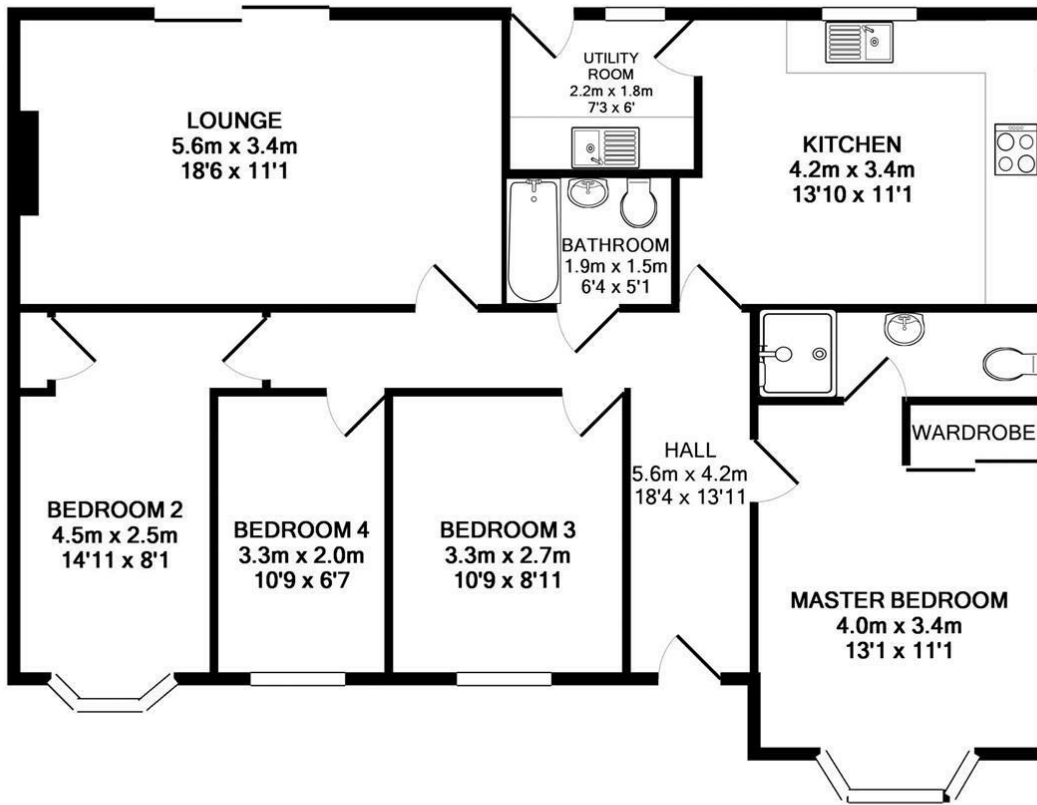
### Additional Information

Additional Information We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan



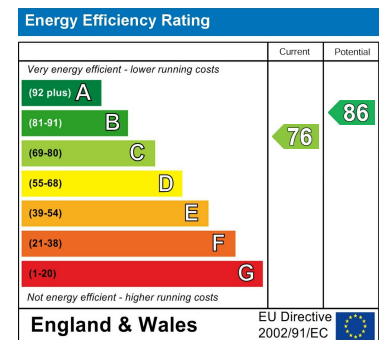
TOTAL APPROX. FLOOR AREA 93.3 SQ.M. (1004 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



## Energy Efficiency Graph



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